

BOARD OF APPEAL REFERRALS

June 8, 1978

1. Z-4151 Araban Coffee Company
385 Summer Street, South Boston
2. Z-4163 Joseph Iantosca
4593-4595 Washington Street, West Roxbury
3. Z-4166 Arthur M. and Elaine Papas
107 Fisher Avenue, Roxbury
4. Z-4171 Public Facilities Department, City of Boston
20 Devens Street, Charlestown
5. Z-4172 Boston Redevelopment Authority
Dock Square Parking Associates, Inc.
20 Clinton Street, Boston
6. Z-4179 Frank Puccia
629-633 Hyde Park Avenue, Roslindale
7. Z-4190 Robert Albanese
350 Bremen Street, East Boston
8. Z-4192 John M. Hines and Ambrose J. Clifford, Jr.
33-35 O Street, South Boston

MEMORANDUM

June 8, 1978

TO: BOSTON REDEVELOPMENT AUTHORITY
FROM: Robert F. Walsh, Director
SUBJECT: BOARD OF APPEAL REFERRALS

Hearing: 6/6/78

Tabled 5/25/78, resubmitted 6/8/78

Z-4151

Araban Coffee Company
385 Summer Street, South Boston
at C Street

Three-story structure

District(s): apartment _____ general business _____ industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing M-4

Purpose: to change occupancy from liquor storage, coffee plant, garage, warehouse, and offices, to school, office, storage, coffee plant, and garage.

Violation(s):

Section

Required

Proposed

8-7. Trade school is conditional in an M-4 district.

Proposed school will occupy only 5,000 square feet on first floor and is consistent with existing uses of structure and the industrial area. No community opposition. Recommend approval.

VOTED: In reference to Petition Z-4151, brought by the Arabian Coffee Company, 385 Summer Street, South Boston, for a conditional use for a change of occupancy from liquor storage, coffee plant, garage, warehouse, and offices to school, office, storage, coffee plant and garage in a manufacturing (M-4) district, the Boston Redevelopment Authority recommends approval. Trade school is consistent with existing uses of structure and the industrial area.

Z-4151
385 SUMMER ST.
(S.B.)

Z-4151

**385 SUMMER
(S.B.)**

Board of Appeal Referrals 6/8/78

Hearing: 6/27/78

Z-4163

Joseph Iantosca

4593-4595 Washington Street, West Roxbury
near Brahms Street

2½-story frame structure

District(s):	apartment	general business	industrial
	residential R-5	local business	waterfront
	single family		manufacturing

Purpose: to change occupancy from two-family dwelling to one-family dwelling and doctor's office.

Violation(s):

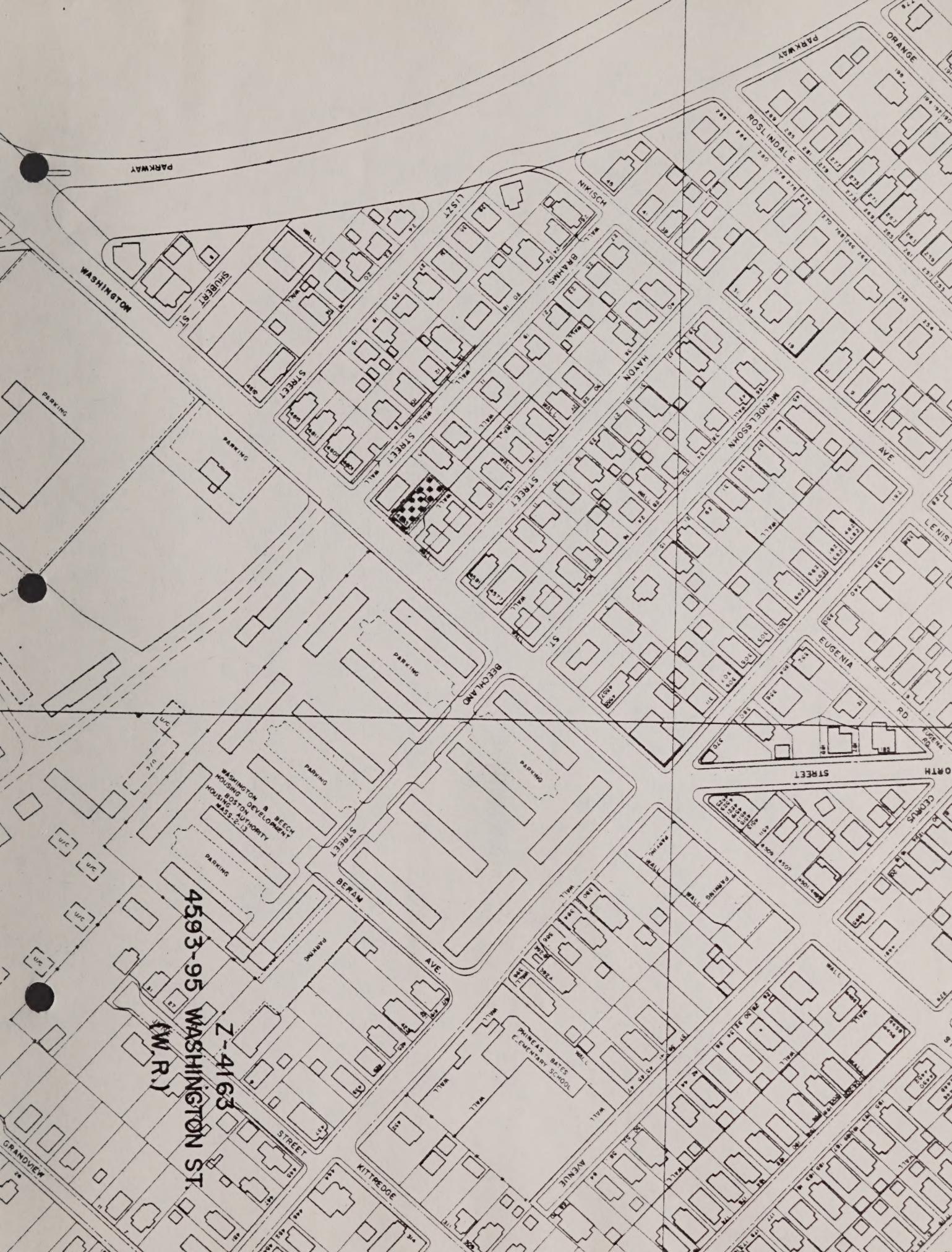
<u>Section</u>	<u>Required</u>	<u>Proposed</u>
8-7. Doctor's office is forbidden in an R-.5 district.		
18-1. Front yard is insufficient.	25 ft.	11 ft.
23-4. Off-street parking is insufficient.	3 spaces	0

Proposed nonconformity would set an unwarranted precedent in a strong residential one- and two-family neighborhood. Lack of off-street parking would have a serious impact on Washington Street, a major thoroughfare with dense car and bus traffic. Side streets are narrow, one-way and densely populated.

Recommend denial.

VOTED: In reference to Petition Z-4163, brought by Joseph Iantosca, 4593-4595 Washington Street, West Roxbury, for a forbidden use and two variances for a change of occupancy from two-family dwelling to one-family dwelling and doctor's office in a residential (R-.5) district, the Boston Redevelopment Authority recommends denial. Proposed nonconformity would set an unwarranted precedent in a strong one- and two-family neighborhood. Lack of off-street parking would have a serious impact on Washington Street, a major thoroughfare with dense car and bus traffic. Side streets are narrow, one-way and densely populated.

Z-4163
4593-95 WASHINGTON ST.
(W.R.)



Board of Appeal Referrals 6/8/78

Hearing: 6/27/78

Z-4166

Arthur M. and Elaine Papas
107 Fisher Avenue, Roxbury
near Bucknam Street

Four-story frame structure

District(s): apartment _____
residential R-.8 _____
single family _____ general business _____
local business _____ industrial _____
waterfront _____ manufacturing _____Purpose: to change occupancy from four apartments to halfway house
for alcoholics.

Violation(s):

SectionRequiredProposed8-7. Recovery house for alcoholics is forbidden
in an R-.8 district.

Halfway house (Tecumseh Recovery House) will provide cultural amenities and counsel to American Indians with alcoholic problems. Site is appropriate, the structure standing isolated on the back slope of Mission Hill. Proposal is supported by neighborhood groups. Recommend approval with provisos.

VOTED: In reference to Petition Z-4166, brought by Arthur M. and Elaine Papas, 107 Fisher Avenue, Roxbury, for a forbidden use for a change of occupancy from four apartments to halfway house for alcoholics in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval with the following provisos: that property taxes continue to be paid; that the facility be limited to 18 residents; that the permit be in the name of and extend to the use of the Boston Indian Council (prospective purchaser) only; that the permit expire upon sale, lease, or other disposition of the whole or any part of the building; that no structural alterations be allowed.

Z-4186
107 FISHER ST.
(ROX)



Board of Appeal Referrals 6/8/78

Hearing: 6/27/78

Z-4171

Public Facilities Department, City of Boston
20 Devens Street, Charlestown
at Rutherford Avenue

Three-story masonry structure

District(s): apartment H-1 general business _____
residential _____ local business _____ industrial _____
single family _____ waterfront _____
manufacturing _____

Purpose: to change occupancy from school to 30 elderly housing apartment units.

Violation(s):

<u>Section</u>	<u>Required</u>	<u>Proposed</u>
14-2. Lot area is insufficient.	34,000 sf	16,306 sf
15-1. Floor area ratio is excessive	1	2
17-1. Open space is insufficient.	400 sf	250 sf
23-1. Off-street parking is insufficient.	27 spaces	0

Harvard School will be renovated (28 one-bedroom and 2 two-bedroom units) by the Charlestown Economic Development Corporation, an offshoot of the John F. Kennedy Family Service Center, Inc., to accommodate elderly residents. Development is a valuable asset to the community and enjoys its support. Recommend approval with provisos.

VOTED: In reference to Petition Z-4171, brought by the Public Facilities Department, 20 Devens Street, in the Charlestown Urban Renewal Area, for four variances for a change of occupancy from school to thirty elderly housing apartment units in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval with the following provisos: that developer provide adequate off-street parking to alleviate congested on-street parking conditions; that plans be submitted to the Authority for design review.



Board of Appeal Referrals 5/25/78 - tabled
6/8/78 - resubmitted

Hearing: 6/13/78

Z-4172

Boston Redevelopment Authority
Dock Square Parking Associates, Inc.
20 Clinton Street, Boston
at North Street

Parking lot

District(s): apartment _____ general business B-8 _____ industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: to erect six-story parking garage structure.

Violation(s):

<u>Section</u>	<u>Required</u>	<u>Proposed</u>
8-7. Parking garage is conditional in a restricted parking district.		
21-1. Setback of parapet is insufficient.		

In April 1977, the Authority tentatively designated Dock Square Parking Associates as developer of the structure, which will accommodate approximately 597 cars. Plans have been reviewed with staff. Application has been amended to delete retail and restaurant use. Recommend approval of parking garage use and setback of parapet variance.

VOTED: In reference to Petition Z-4172, brought by the Boston Redevelopment Authority and Dock Square Parking Associates, Inc., 20 Clinton Street, Boston for a conditional use and a variance to erect a six-story parking garage structure in a general business (B-8) district, the Boston Redevelopment Authority recommends approval for parking garage use.

Z 2472
CLINTON
(B.P.)



Board of Appeal Referrals 6/8/78

Hearing: 6/27/78

Z-4179

Frank Puccia

629-633 Hyde Park Avenue, Roslindale
at Canterbury Street

One-story masonry structure

District(s): apartment _____ general business _____ industrial _____
residential _____ local business L-.5 waterfront _____
single family _____ manufacturing _____

Purpose: to change occupancy from two stores to store and restaurant.

Violation(s):

Section

Required

Proposed

- 8-7. Sale over the counter of on-premises-prepared food or drink for off-premises consumption or for on-premises consumption if, as so sold, such food or drink is ready for take-out, is conditional in an L-.5 district.

Petitioner would operate sandwich shop-deli in conjunction with his adjacent small grocery market. No adverse impact. Recommend approval with provisos.

VOTED: In reference to Petition Z-4179, brought by Frank Puccia, 629-633 Hyde Park Avenue, Roslindale, for a conditional use for a change of occupancy from two stores to store and restaurant in a local business (L-.5) district, the Boston Redevelopment Authority recommends approval with the following provisos: that the sandwich shop-deli operation terminate at 10 P.M. daily; that plans (rubbish disposal—litter control) be submitted to the Authority for design review.



Board of Appeal Referrals 6/8/78

Hearing: 6/27/78

Z-4190

Robert Albanese

350 Bremen Street, East Boston

near Prescott Street

2½-story frame structure

District(s): apartment _____ general business _____ industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing M-1

Purpose: to erect two shed dormer additions to two-family dwelling.

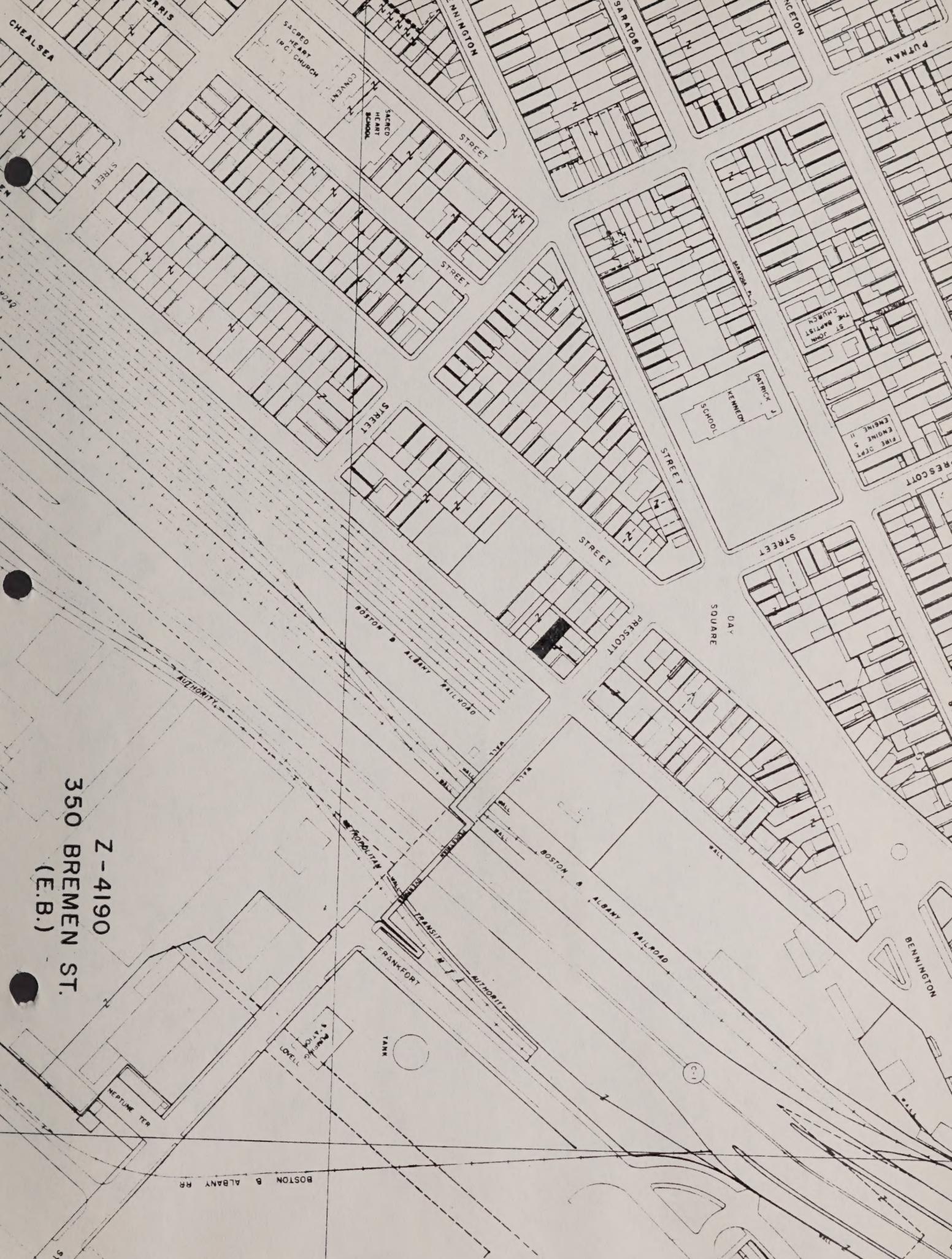
Violation(s):

<u>Section</u>	<u>Required</u>	<u>Proposed</u>
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9-1. An extension of a nonconforming use requires
Board of Appeal hearing.

Expansion will create additional living space. No increase in occupancy.
East Boston Land Use Council has no objection. Recommend approval.

VOTED: In reference to Petition Z-4190, brought by Robert Albanese, 350 Bremen Street, East Boston, for an extension of a nonconforming use to erect two shed dormer additions to two-family dwelling in a manufacturing (M-1) district, the Boston Redevelopment Authority recommends approval. Proposal will not have a negative impact on this mixed-use neighborhood. East Boston Land Use Council has no objection.



Z - 4190
350 BREMEN ST.
(E.B.)

BOSTON & ALBANY RR

Board of Appeal Referrals 6/8/78

Hearing: 6/27/78

Z-4192

John M. Hines and Ambrose J. Clifford, Jr.
33-35 O Street, South Boston
near East Third Street

One-story masonry structure

District(s): apartment H-1-50 general business _____ industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: to change occupancy from retail sign store to roofing—sheet metal shop.

Violation(s):

Section

Required

Proposed

8-7. A roofing—sheet metal shop is forbidden in an H-1-50 district.

Use will generate less activity than former sign facility, as petitioner performs majority of work off premises. Proposed exterior renovations will enhance property and neighborhood. Community groups have expressed approval. Recommend approval with proviso.

VOTED: In reference to Petition Z-4192, brought by John M. Hines and Ambrose J. Clifford, Jr., 33-35 O Street, South Boston, for a forbidden use for a change of occupancy from retail sign store to roofing—sheet metal shop in an apartment (H-1-50) district, the Boston Redevelopment Authority recommends approval with proviso that existing free-standing sign be removed.

